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ARCHITECT, AIA

August 3, 2005

City of Scottsdale  
Planning and Development Services  
% Kira Wauwie  
7447 E. Indian School Road  
Scottsdale, Arizona

Re: General Plan Narrative  
Windmill Pass  
6839 East Carefree Highway  
Scottsdale, Arizona  
Project Number: 11-GP-2005

Kira:

Per Staff request the previously submitted nattative has been restructured and is as follows.

This project is being proposed in response to the needs generated by existing and future homes constructed in the area.

- A. Value Scottsdale's unique Character and lifestyle:
- I. This project fulfills the goals of preserving and enhancing the unique desert nature this area of Scottsdale.
  - II. The proposed land use is in response to the S-R zoning district created withing our Zoning ordinances.

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8-4-05

B. Support Economic Vitality:

- I. Research on existing Class “A” space proved there is a need for professional space. This space will create new jobs and increase school taxes and increase tax revenue for the city. New jobs and the associated salaries will strengthen Scottsdale. These increases will help to forestall tax increases to all property owners in Scottsdale. This type of use is most desirable and has the least negative impact on the city.

C. Enhance the Neighborhood:

I. Community Involvement:

Citizens have attended open houses to discuss this project. Numerous comments have been made concerning several issues including height, lighting, noise, health, property values and this project being compatible with this area and being in conformance to city planning goals.

All of these issues have been addressed or are being addressed through alteration of the project, determination of the facts and continual dialog with neighbor's to refine the project.

II. Housing:

This project will enhance existing and future homes by providing for a location for professional services in close proximity to the existing residential neighborhoods. The project will increase property value and corresponding tax base.

III. Neighborhood:

The goal of the project design is to create a residential look and feel that is compatible with existing homes. It is multiple buildings of Santa Fe Style. There are three small parking lots, some of which are smaller than the drives and parking found in some larger homes.

One of the benefits of the locations and orientations of the buildings is it provides a very effective way of reducing existing noise generated by traffic on Carefree highway. The density of landscaping will further the sound deadening effects of the buildings. This design has the potential to reduce the noise level by up to twenty five percent.

D. Open Space:

I. Open Space and Recreation:

The project has in excess of fifty-seven percent open space. This is over twice what regulation calls for. This open space will serve to make this project more residential in nature.

Buildings will cover approximately twenty-three percent of the site.

Limiting the building height will reduce the visual impact of the buildings as they relate to the site.

II. Preservation and Environmental Planning:

One of the primary goals of this project is keeping and enhancing the extensive significant desert vegetation existing on the site. In most areas the vegetation is dense enough to prevent seeing through the site. The project design embraces keeping, or relocation of all significant vegetation. One design goal is to create a sense of inseparability between landscaping and buildings.

The existing overhead utility lines will be removed and new lines placed underground.

E. Seek Sustainability:

I. Cost of Development:

The above average cost of development is driven by several factors, some of which are:

The project is planned to be Class "A". Part of this is to attract and keep the type professional user this area demands.

Most medical service facilities have a substantial amount of Class "A" space .

Medical and Professional services are long term uses. Long term uses increase the stability neighborhoods.

Two thirds of the parking is under ground.

II. Growth Areas:

The North Scottsdale, Carefree area anticipate approximately eight thousand additional homes to achieve build out. Most of these homes will be located east of Pima Road, in Scottsdale. The remaining one thousand or so homes will be in north Carefree. The completion of these areas should not have a large impact on affect this area. As the build out occurs a large portion of the construction traffic that creates most of the noise on Carefree Highway will be reduced.

III. Public Service and Facilities:

There will be no request for public funds associated with water, sewer or other utilities improvements.

The size of this project will not materially affect existing public services.

F. Advance Transportation:


I. Community Mobility:

The four existing drives accessing Carefree Highway will be eliminated. Proposed street improvements would include providing asphalt left turn lanes to the north and south and a right turn for eastbound Carefree Highway. These improvements are to be located at the Stagecoach and Project Entrance intersection. These improvements will increase safety and reduce existing congestion at the intersection. A byproduct of this will be a reduction of construction traffic noise.

This project will reduce through traffic by providing services within the neighborhood.

Travel time to other locations will be reduced as a result of services being available to those in the immediate area. This travel reduction will reduce pollution, lost time, wear and tear on public infrastructure, while increasing jobs. A long drive can be replaced with a walk, a bike ride, drive a golf cart or ride a horse or a short trip by car to this location.

Sincerely,



Sam J West, Architect